



ROYAL
OVERLOOK

2,500-37,000 RSF
Class A Office Available

4550 N Point Parkway Alpharetta, GA 30022



Redefining the Class A Experience

Royal Overlook presents a premier four-story boutique office opportunity within Alpharetta's prestigious Royal 400 master-planned park. This Class A building features expansive floor plates, a striking new lobby, a state-of-the-art fitness center and new, turnkey spec suites. The park's location promises seamless access to major North Fulton highways and top Alpharetta destinations such as the Big Creek Greenway, North Point Mall, and Avalon.

HIGHLIGHTS

- Efficient floor plates averaging 34k RSF
- 4.3/1,000 RSF Parking
- New spec suites coming
- Spec Suites ranging from 2,800-6,900
- Up to 37,000 SF contiguous space available
- Floor to Ceiling Windows throughout
- Upgraded lobby with new furnishings, lights & decor
- Unique Building Signage Opportunity
- Amenities include fitness center, food delivery service & more to come
- Access to Big Creek Greenway's running & biking path
- Minutes from North Point Mall & Avalon
- Convenient location with access to GA 400

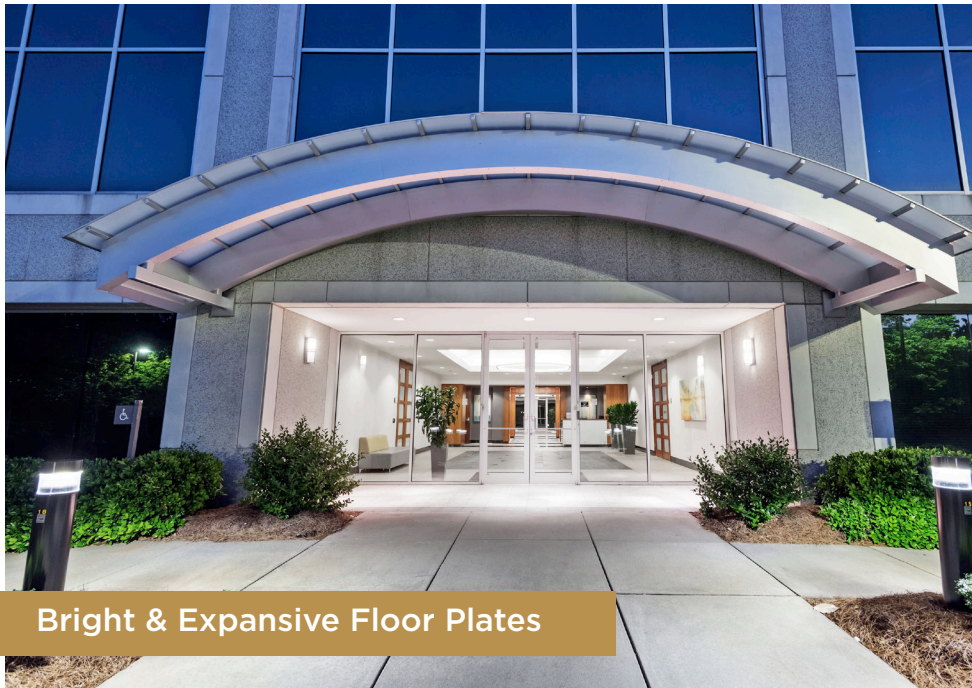




Upgraded Fitness Center



Renovated Building Lobby



Bright & Expansive Floor Plates

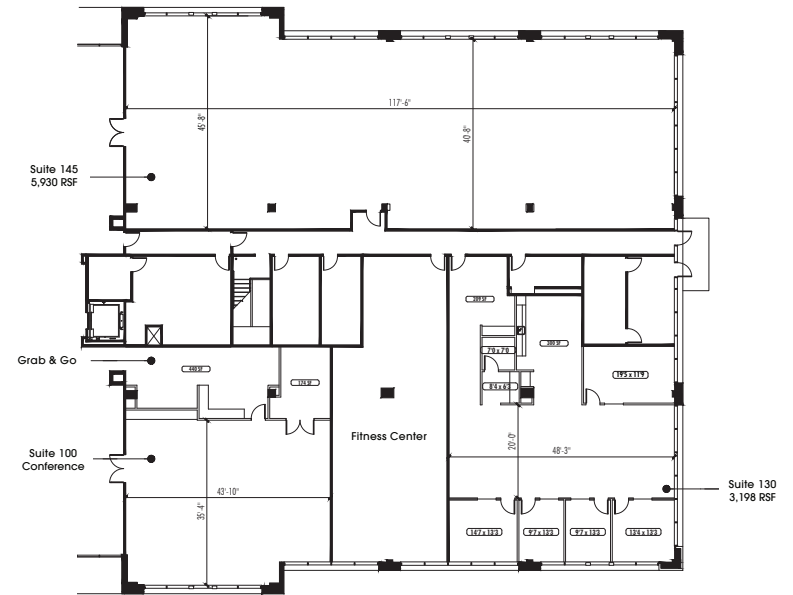


Updated Furnishings & Decor

Now Delivering - Spec Suites

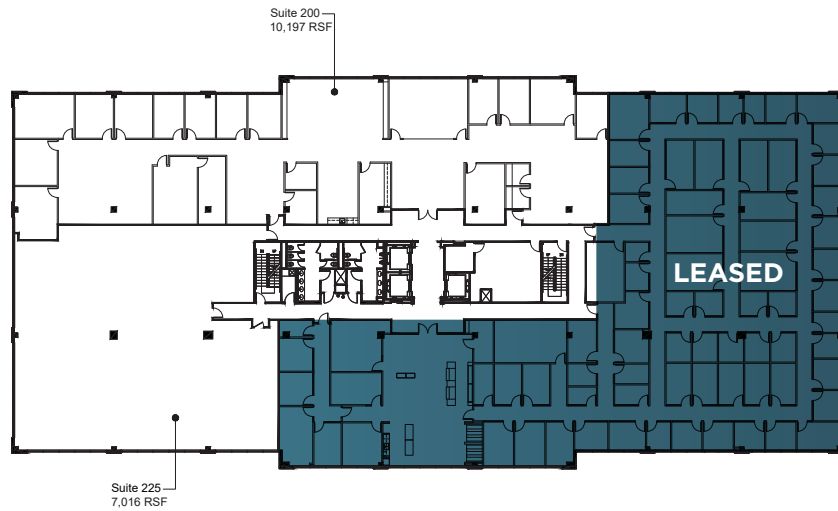


Lobby Level

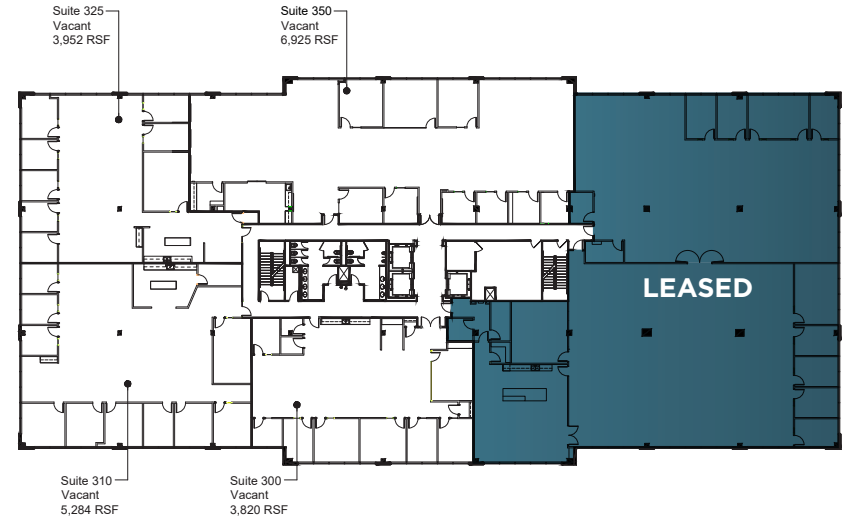


Lobby Level

Large Block Opportunity - Up to 37k SF



Second Floor



Third Floor

Convenient & Connected

Royal Overlook provides quick access to US Highway 19/SR 400 and Old Milton Parkway/SR 120 to keep tenants connected to destinations all around the region, including Downtown Alpharetta, Atlanta and Hartsfield-Jackson Atlanta International Airport.

Nearby amenities at North Point Mall and Avalon include regional and national restaurants, retailers and entertainment, while great proximity to the scenic Big Creek Greenway, gives tenants access to 12-foot-wide paths for walking, running and biking through beautiful deciduous woods.





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